



Dore and Whittier, Inc.
Project No. 00-404North Brookfield Jr./Sr. High School
Estimated Fees to Complete

Updated 12-30-03

North Brookfield Jr./Sr. High School

Estimated Fee to complete project

Original Contract Schedule between Dore and
Whittier and N. BrookfieldPhase 1 Substantial
Completion
6/30/2003Phase 2 Substantial
Completion
10/31/200390 days beyond
Substantial Completion
1/31/2004**Additional Time Duration Breakdown**

	DW's Proposed new contract to start: 31-Dec-03	Phase 1 Substantial Completion Date under Completion Contractor 26-Aug-04	Phase 2 Substantial Completion Date under Completion Contractor 11-Oct-04	DW Contract with Owner is for 90 days beyond final substantial completion date 11-Dec-04
# of Weeks		34	40	49
# of months		8.5	10	12.25

Basic A/E Services *

Work Group	Hourly Rate	Hours Per Week	Estimated # of weeks to complete	Estimated Cost	Cost Per Month
Project Manager	\$116	18	49	\$101,671	
Job Captain	\$102	18	49	\$89,632	
Project Architect or Engineer	\$105	16	49	\$62,320	
Principal	\$126	4	49	\$24,686	

* hours based on average. Actual weekly hours may differ (eg. At the beginning of the project they may be higher, slow a bit in the middle and again increase after the first substantial completion date for developing punchlist and initiating close-out procedures)

Total Estimated Basic A/E Cost to Complete

\$298,719 \$24,385.20

Additional Services

Civil	\$20,656.25
Abatement Monitoring	\$28,405.00
Food Service	\$3,000.00
F&E Procurement	\$44,275.00
Ch. 17 Testing	\$10,000.00
Technology Procurement	\$32,686.00

Total Estimated Additional Services Cost to Complete

\$136,822.25 \$11,332.43

Reimbursable Expenses

Lump Sum Reimbursable Expenses (estimated)	\$18,750.00	\$1,530.81
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Construction Management

Work Group	Hourly Rate	Hours Per Week	Estimated # of weeks to complete	Estimated Cost
Construction Manager	115	50	49	\$281,750.00
Total Estimated Construction Management Cost to Complete				\$281,750.00 \$23,000.00

Additive Cost Summary

Total Estimated Costs for Completion 12/31/03 - 12/11/04 (TO BE PAID TO DORE AND WHITTIER, INC.) **\$738,040.95**

Total Invoices Billed to Owner as Time Card Services from 5/30/03 - 9/19/03 (16 weeks @ avg. of \$4,800 per week) \$121,159.67

Total Invoices TO BE billed from 9/20/03 to 12/31/03 (16 weeks @ avg. of \$4,800 per week) \$72,000.00

Credit Cost Summary

Balance (as of 9/19/03) in Owner's Budget for CM, Basic A/E, Add'l Services & Reimbursables (\$256,593.38)

**Total Estimated ADDITIONAL COSTS TO OWNER
(TO BE PAID TO THE TOWN BY THE SURETY)**

\$674,607.24

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KOPELMAN AND PAIGE, P.C.

31 ST. JAMES AVENUE
BOSTON, MA 02116
(617) 556-0007

COPY

STATEMENT NO. 50780

BOARD OF SELECTMEN
NORTH BROOKFIELD TOWN HOUSE
185 NORTH MAIN STREET
NORTH BROOKFIELD, MA 01535

JUNE 17, 2003

IN REFERENCE TO: PROFESSIONAL SERVICES THROUGH May 31, 2003

GENERAL LEGAL SERVICES

[REDACTED]

[REDACTED]

[REDACTED]

M
L [REDACTED]

[REDACTED]

[REDACTED]

MOLD [REDACTED] D

[REDACTED]

[REDACTED]

[REDACTED]

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BOSTON, MA 02116
(617) 556-0007

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STATEMENT NO. 51259

BOARD OF SELECTMEN
NORTH BROOKFIELD TOWN HOUSE
185 NORTH MAIN STREET
NORTH BROOKFIELD, MA 01535

JUNE 30, 2003

IN REFERENCE TO: PROFESSIONAL SERVICES THROUGH June 25, 2003

GENERAL LEGAL SERVICES

[REDACTED]

T
S [REDACTED]

C [REDACTED] R

P
C [REDACTED] L;
A [REDACTED]

T
S [REDACTED]

[REDACTED]

[REDACTED]

SUBTOTAL:

[REDACTED]

JR./SR. HIGH SCHOOL PROJECT

EVALUATE OPTIONS AVAILABLE TO TOWN IN LIGHT OF DEFAULT BY GENERAL

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SUBTOTAL:

8.80

1,144.00

TOTAL:

19.70

2,561.00

**ACCUMULATED DISBURSEMENTS AT COST; INCLUDING REPRODUCTION OF DOCUMENTS, EXPRESS MAIL,
SPECIAL POSTAGE AND TOLL CALLS.**

TOTAL COST:

125.03

TOTAL DUE:

\$ 2,686.03

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STATEMENT NO. 52279

BOARD OF SELECTMEN
NORTH BROOKFIELD TOWN HOUSE
185 NORTH MAIN STREET
NORTH BROOKFIELD, MA 01535

AUGUST 28, 2003

IN REFERENCE TO: PROFESSIONAL SERVICES THROUGH July 31, 2003

GENERAL LEGAL SERVICES

[REDACTED]

SUBTOTAL:

[REDACTED]

GENERAL LABOR SERVICES

[REDACTED]

SUBTOTAL:

[REDACTED]

KOPELMAN AND PAIGE, P.C.

PAGE: 2

BUILDING INSPECTOR V. NARDONE

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

SUBTOTAL:

[REDACTED]

JR./SR. HIGH SCHOOL PROJECT

REVIEW STATUS OF CONTRACTOR ISSUES AND EVALUATE NEXT ACTION.

TELEPHONE CONFERENCES WITH ARCHITECT RE: SURETY; TELEPHONE
CONFERENCE WITH SURETY'S COUNSEL RE: STATUS OF HIGH SCHOOL PROJECT.

HIGH SCHOOL PROJECT - PREPARE LETTER TO OPPOSING COUNSEL RE: SURETY;
PREPARE LETTER TO OPPOSING COUNSEL AND GENERAL CONTRACTOR RE: NOTICE
OF INTENT TO DECLARE CONTRACTOR DEFAULT.

PREPARE AND DRAFT NOTICE OF DEFAULT UNDER GENERAL CONTRACT.

DRAFT LETTER TO COUNSEL FOR CONTRACTOR AND PERFORMANCE BOND
SURETY RE: TOWN'S INTENTION TO DECLARE CONTRACTOR DEFAULT; DRAFT
LETTER TO SURETY'S COUNSEL RE: STATUS OF RESERVES FOR BOND CLAIMS.

PREPARE LETTERS TO OPPOSING COUNSEL AND GENERAL COUNSEL RE:
PERFORMANCE BOND CLAIM; PREPARE LETTER TO OPPOSING COUNSEL RE:
SURETY.

TELEPHONE CONFERENCE WITH CHAIRMAN, SCHOOL BUILDING COMMITTEE RE:
STATUS OF HIGH SCHOOL PROJECT.

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REVIEW LETTER FROM SURETY RE: NOTICE OF INTENT TO DECLARE CONTRACTOR
DEFAULT; TELEPHONE CONFERENCE WITH CHAIRMAN, SCHOOL BUILDING
COMMITTEE RE: SAME; DRAFT CORRESPONDENCE TO CHAIRMAN RE: SAME.

TELEPHONE CONFERENCE WITH GENERAL CONTRACTOR'S COUNSEL RE: HIGH
SCHOOL PROJECT.

HIGH SCHOOL PROJECT - REVIEW E-MAIL FROM ARCHITECT RE: GREENWOOD;
RESPOND TO SAME.

REVIEW E-MAIL FROM ARCHITECT RE: HIGH SCHOOL PROJECT; RESPOND TO SAME.

TELEPHONE CONFERENCE WITH GENERAL CONTRACTOR'S COUNSEL RE: HIGH
SCHOOL PROJECT; PREPARE NOTICE OF DEFAULT.

PREPARE LETTER TO SURETY AND GENERAL CONTRACTOR RE: NOTICE OF
CONTRACTOR DEFAULT.

DRAFT LETTER TO COUNSEL FOR CONTRACTOR AND COUNSEL FOR
PERFORMANCE BOND SURETY RE: TOWN'S DECLARATION OF DEFAULT AND
TERMINATION OF CONTRACT; REVIEW CONTRACT REQUIREMENTS RE: SAME.

TELEPHONE CONFERENCE WITH CHAIRMAN, SCHOOL BUILDING COMMITTEE RE:
HIGH SCHOOL PROJECT; PREPARE LETTER TO SURETY RE: PERFORMANCE BOND
CLAIM AND FACSIMILE TO CHAIRMAN, SCHOOL BUILDING COMMITTEE RE: SAME.

TELEPHONE CONFERENCES WITH SURETY'S COUNSEL AND CHAIRMAN, SCHOOL
BUILDING COMMITTEE RE: HIGH SCHOOL PROJECT.

TELEPHONE CONFERENCE WITH GRIFFIN ELECTRIC RE: HIGH SCHOOL PROJECT;
TELEPHONE CONFERENCE WITH CHAIRMAN, SCHOOL BUILDING COMMITTEE RE:
SAME.

TELEPHONE CONFERENCE WITH CHAIRMAN, SCHOOL BUILDING COMMITTEE AND
GRIFFIN ELECTRIC RE: HIGH SCHOOL PROJECT.

TELEPHONE CONFERENCES WITH ARCHITECT RE: HIGH SCHOOL PROJECT.

REVIEW E-MAIL FROM ARCHITECT RE: HIGH SCHOOL PROJECT; TELEPHONE
CONFERENCE WITH OPPOSING COUNSEL RE: SAME; PREPARE E-MAIL TO
ARCHITECT RE: SAME.

SUBTOTAL:

8.80

1,144.00

KOPELMAN AND PAGE, P.C.

PAGE: 4

[REDACTED]

[REDACTED] ME.

SUBTOTAL:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] T.

D
A
C
G
[REDACTED]

[REDACTED] R
[REDACTED] T.

[REDACTED]

SUBTOTAL:

[REDACTED]

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31 ST. JAMES AVENUE
BOSTON, MA 02116
(617) 556-0007

COPY

STATEMENT NO. 52527

BOARD OF SELECTMEN
NORTH BROOKFIELD TOWN HOUSE
185 NORTH MAIN STREET
NORTH BROOKFIELD, MA 01535

SEPTEMBER 26, 2003

IN REFERENCE TO: PROFESSIONAL SERVICES THROUGH August 31, 2003

GENERAL LEGAL SERVICES

[REDACTED]

[REDACTED] ED
[REDACTED] L

[REDACTED] NT
[REDACTED] L

[REDACTED] L
APPLICATION OF LEGAL SERVICES

HIGH SCHOOL PROJECT - LEGAL RESEARCH RE: PROPOSED RELEASE OF SURETY.

SUBTOTAL:

6.00

780.00

GENERAL LABOR SERVICES

TELEPHONE CONFERENCE WITH A COMMITTEE
DI [REDACTED]

KOPELMAN AND PAIGE, P.C.

PAGE: 2

SUBTOTAL:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

SUBTOTAL:

[REDACTED]

JR./SR. HIGH SCHOOL PROJECT

TELEPHONE CONFERENCES WITH CHAIRMAN, SCHOOL BUILDING COMMITTEE AND
OPPOSING COUNSEL RE: HIGH SCHOOL PROJECT.

REVIEW PROPOSED FORM OF AGREEMENT BETWEEN TOWN AND COMPLETION
CONTRACTOR AND ASSUMPTION AGREEMENT BETWEEN COMPLETION
CONTRACTOR AND SURETY AND DRAFT REVISIONS.

PREPARE TAKEOVER AGREEMENT; REVIEW E-MAIL FROM OPPOSING COUNSEL;
REVIEW COMPLETION CONTRACT AND ASSUMPTION AGREEMENT; TELEPHONE
CONFERENCE WITH CHAIRMAN SCHOOL BUILDING COMMITTEE RE: SAME;
PREPARE E-MAIL TO OPPOSING COUNSEL RE: SAME; PREPARE FACSIMILE TO
OPPOSING COUNSEL RE: SAME; TELEPHONE CONFERENCE WITH GRIFFIN ELECTRIC
RE: STATUS.

TELEPHONE CONFERENCE WITH CHAIRMAN SCHOOL BUILDING COMMITTEE RE:
H.S. PROJECT; REVIEW E-MAILS FROM OPPOSING COUNSEL AND ARCHITECT RE:
REQUEST FOR PROPOSALS AND COMPLETION CONTRACT.

TELEPHONE CONFERENCE WITH CHAIRMAN, SCHOOL BUILDING COMMITTEE RE:
TENDER AGREEMENT.

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TELEPHONE CONFERENCE WITH GRIFFIN ELECTRIC RE: STATUS.

TELEPHONE CONFERENCES WITH TOWN ADMINISTRATOR AND ARCHITECT RE:
HIGH SCHOOL PROJECT AND MEETING SCHEDULED FOR 9/2/03.

PREPARE FOR MEETING SCHEDULED FOR 9/2/03; PREPARE LETTER TO TOWN
ADMINISTRATOR RE: SAME; REVIEW TENDER AGREEMENT.

REVIEW TENDER AGREEMENT; RESEARCH RE: SAME; TELEPHONE CONFERENCES
WITH CHAIRMAN SCHOOL BUILDING COMMITTEE AND ARCHITECT RE: SAME;
PREPARE FOR MEETING SCHEDULED FOR 9/2/03.

RESEARCH RE: OPPOSING COUNSEL'S CASES ON SURETY BOND ISSUES.

SUBTOTAL:

7.60

988.00

SUBTOTAL:

SUBTOTAL:

KOPELMAN AND PAIGE, P.C.

PAGE: 4

TOTAL:

A
S

TOTAL DUE:

\$

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BOSTON, MA 02116
(617) 556-0007

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STATEMENT NO. 0

BOARD OF SELECTMEN
NORTH BROOKFIELD TOWN HOUSE
185 NORTH MAIN STREET
NORTH BROOKFIELD, MA 01535

OCTOBER 14, 2003

IN REFERENCE TO: PROFESSIONAL SERVICES THROUGH September 30, 2003

GENERAL LEGAL SERVICES

[REDACTED]

SUBTOTAL:

[REDACTED]

GENERAL LABOR SERVICES

[REDACTED]

SUBTOTAL:

[REDACTED]

APPELLATE TAX BOARD

[REDACTED]

SUBTOTAL:

[REDACTED]

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PAGE: 2

[REDACTED]

[REDACTED]

[REDACTED]

SUBTOTAL: [REDACTED]

[REDACTED]

[REDACTED]

SUBTOTAL: [REDACTED]

JR./SR. HIGH SCHOOL PROJECT

REVIEW CORRESPONDENCE FROM SURETY'S COUNSEL RE: TAKEOVER AGREEMENT;
STRATEGIZE RE: TOWN RESPONSE TO SURETY'S CLAIM FOR DEDUCTION FROM
BOND PROCEEDS.

PREPARE FOR AND MEET WITH BOARD OF SELECTMEN; TELEPHONE CONFERENCE
WITH SCHOOL BUILDING COMMITTEE CHAIRMAN RE: SAME; PREPARE LETTER TO
OPPOSING COUNSEL RE: TENDER AGREEMENT.

DRAFT LETTER TO COUNSEL FOR SURETY RE: RESPONSE TO CLAIM THAT SURETY'S
PERFORMANCE BOND OBLIGATION HAS BEEN DIMINISHED.

STRATEGIZE RE: TENDER AGREEMENT; PREPARE FOR MEETING WITH CO-COUNSEL;
PREPARE LETTER TO OPPOSING COUNSEL RE: TENDER AGREEMENT AND SURETY'S
DEFENSE.

PREPARE FOR AND MEET WITH CO-COUNSEL RE: TENDER AGREEMENT.

PREPARE LETTER TO CO-COUNSEL RE: DOCUMENT REQUEST; REVIEW LETTER
FROM SURETY TO KEYSpan RE: GAS BILL.

REVIEW E-MAIL RE: REPLACEMENT CONSTRUCTOR BIDS; TELEPHONE CONFERENCE
WITH CO-COUNSEL RE: SAME; PREPARE E-MAIL TO CO-COUNSEL RE: SAME;

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TELEPHONE CONFERENCE WITH CHAIRMAN OF SCHOOL BUILDING COMMITTEE RE: SAME.

TELEPHONE CONFERENCE WITH ARCHITECT RE: STATUS AND ADDITIONAL COSTS; TELEPHONE CONFERENCE WITH CO-COUNSEL RE: SAME; PREPARE E-MAIL TO OPPOSING COUNSEL RE: STATUS; REVIEW E-MAIL FROM OPPOSING COUNSEL; PREPARE E-MAIL TO CO-COUNSEL, CHAIRMAN OF THE SCHOOL BUILDING COMMITTEE AND ARCHITECT RE: SAME.

TELEPHONE CONFERENCE WITH ARCHITECT RE: STATUS; REVIEW E-MAIL FROM ARCHITECT RE: SAME; PREPARE E-MAIL TO ARCHITECT RE: SAME.

TELEPHONE CONFERENCE WITH GRIFFIN ELECTRIC RE: STATUS; PREPARE E-MAIL TO CHAIRMAN, SCHOOL BUILDING COMMITTEE AND ARCHITECT RE: GRIFFIN ELECTRIC.

TELEPHONE CONFERENCE WITH ARCHITECT RE: STATUS.

TELEPHONE CONFERENCES WITH CO-COUNSEL RE: STATUS; PREPARE LETTER TO OPPOSING COUNSEL RE: SAME; PREPARE E-MAIL TO CO-COUNSEL RE: SAME; TELEPHONE CONFERENCE WITH ARCHITECT RE: SAME.

REVIEW E-MAIL FROM OPPOSING COUNSEL RE: BIDS FOR COMPLETING CONTRACTOR; PREPARE E-MAIL TO CO-COUNSEL RE: SAME; TELEPHONE CONFERENCE WITH CHAIRMAN SCHOOL BUILDING COMMITTEE RE: STATUS.

TELEPHONE CONFERENCE WITH CO-COUNSEL RE: TENDER AGREEMENT; PREPARE E-MAIL TO OPPOSING COUNSEL RE: SCHEDULING MEETING TO DISCUSS PROJECT COMPLETION.

TELEPHONE CONFERENCES WITH OPPOSING COUNSEL AND CHAIRMAN SCHOOL BUILDING COMMITTEE RE: MEETING TO REVIEW TENDER AGREEMENT; PREPARE E-MAIL TO CO-COUNSEL RE: SAME; PREPARE E-MAIL TO CHAIRMAN SCHOOL BUILDING COMMITTEE RE: STATUS.

PREPARE E-MAIL TO OPPOSING COUNSEL RE: MEETING SCHEDULED FOR 10/7/03; REVIEW E-MAIL FROM CO-COUNSEL RE: SAME; TELEPHONE CONFERENCE WITH CO-COUNSEL RE: TENDER AGREEMENT; TELEPHONE CONFERENCES WITH ARCHITECT AND CHAIRMAN SCHOOL BUILDING COMMITTEE RE: TENDER AGREEMENT AND TOWN'S DAMAGES.

REVIEW AND REVISE TENDER AGREEMENT; TELEPHONE CONFERENCE WITH ARCHITECT RE: SAME; REVIEW AND REVISE COMPLETION AGREEMENT.

REVIEW PROPOSED TENDER AGREEMENT WITH SURETY AND DRAFT RECOMMENDED REVISIONS.

TELEPHONE CONFERENCE WITH ARCHITECT RE: TENDER AGREEMENT.